Davidson County DEEDWARR Recvd: 01/05/17 14:07 3 pgs Fees:18.00 Taxes:1924.00 **20170105-0001459**	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $520,000.00 Affiant Subscribed and sworn to before me this 4th day of January, 2017. Notary Public My commission expires: 3.10.19

GIB VAN DER HEYDEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
7065 Moores Lane, Suite 100
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Gordon Bernard	**Caliber Home Loans, Inc.**	**10410020100**
3102 Overlook Drive	**3701 Regent Blvd. Ste 180**	
Nashville, TN 37212	**Irving, TX 75063**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Shirley H. Hunter, unmarried woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Gordon Bernard, a married man

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 13 on Block 5, on the plan of Fairfax Place, as of record in Book 547, page 137, Register's Office for said County.

Said Lot 13 fronts 75.5 feet on the Northerly side of Overlook Drive and extends back 147 feet on the Easterly side and 154.8 feet on the Westerly side to a dead line and measures 75 feet thereon.

Being the same property conveyed to J.W. Hunter and Shirley H. Hunter by deed from Danny P. Moseley and Cynthia J. Moseley dated February 21, 1973, of record in Book 4683, page 516, Register's Office for Davidson County, Tennessee. By quitclaim deed dated 1/27/73 of record in Book 4722, Page 876, J.W. Hunter and Shirley H. Hunter conveyed the property to themseoves for the express purpose of establishing survivorship rights. By quitclaim deed dated 8/11/93 of record in Book 9105, Page 781, said Register's Office, J.W. Hunter and Shirley H. Hunter conveyed the subject property to Shirley H. Hunter.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (_____) property known as 3102 Overlook Drive, Nashville, TN 37212.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 4th day of January, 2017.

Shirley H. Hunter

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Shirley H. Hunter, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of January, 2017.

Notary Public

My Commission Expires: 3-10-19

GIB VAN DER HEYDEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, Kristen Traini, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Sumner

Personally appeared before me, Darlene K. Suhrbier, a notary public for this county and state, Kristen Traini who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-27-19
Notary' Seal (if on paper)

DARLENE K. SUHRBIER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY